Resolution # 2003-6

WHEREAS, the Board of Supervisors of Upper Southampton Township has established a fee schedule, and

WHEREAS, the fee schedule is routinely revised from time to time to adjust fees and establish new fees, and

WHEREAS, in an effort to fully review all fees and appropriate requirements, the Board of Supervisors of Upper Southampton Township hereby amends the Fee Schedule as follows:

UPPER SOUTHAMPTON TOWNSHIP
FEE SCHEDULE

ZONING PERMITS

RESIDENTAL	$ 50.00 PER UNIT
COMMERCIAL	$ 75.00 PER UINT
INDUSTRIAL	$100.00 PER UNIT

BUILDING PERMITS

NEW CONSTRUCTION

RESIDENTAL (SINGLE FAMILY DETACHED DWELLING)

$600.00 per dwelling unit to 2,000 square feet plus $ 15.00 per each additional 100 sq. Feet or fraction thereof in excess of 2,000 square feet. Manufactured dwellings require zoning permit only.

RESIDENTAL (MULTI-FAMILY DWELLING)

$500.00 per dwelling unit to 2,000 square feet plus $ 10.00 per each additional 100 sq. Feet or fraction thereof in excess of 2,000 square feet.

NON-RESIDENTAL

One percent (1%) of the total construction cost.

ALTERATION / RENOVATIONS

RESIDENTAL

$75.00 for the first $2,000 in construction cost plus $15.00 for each additional $1,000 of construction cost or fraction thereof.

RESIDENTAL (MULTI-FAMILY DWELLING)

All common space (lobbies, hallways, kitchens etc)
$100.00 per area up to 2,000 square feet
$10.00 per 100 feet in excess of 2,000 square feet.

NON-RESIDENTAL

$200.00 FOR THE FIRST $3,000 IN CONSTRUCTION COST PLUS $25.00 FOR EACH ADDITIONAL $1,000 OF CONSTRUCTION COST OR FRACTIO THEREOF.

REPAIRS (OTHER THAN ORDINARY REPAIR)

ONE AND TWO FAMILY RESIDENTIAL

$75.00

MULTI-FAMILY AND NON-RESIDENTIAL

One percent (1%) of total construction cost

ADDITIONS

RESIDENTAL

$75.00 for the first 100 square feet plus $15.00 for each additional 100 sq. feet or fraction thereof.

RESIDENTAL (MULTI-FAMILY DWELLING)

All common space (lobbies, hallways, kitchens etc) $100.00 per area up to 2,000 square feet. $10.00 per 100 feet in excess of 2,000 square feet.

NON-RESIDENTAL

One percent (1% of total construction cost.)

UNCOVERED PATIOS AND DECKS

$75.00 for the first 300 square feet plus $12.00 for each additional 100 square feet or fraction

ACCESSORY BUILDINGS / STRUCTURES

STORAGE SHEDS / DETACHED GARAGE

$50.00 for the first 120 square feet of gross floor area plus $10.00 for each 25 square feet or fraction thereof in excess of 120 square feet. No building permit required for 120 square feet or less and for pre-constructed accessory buildings/structures.

SWIMMING POOLS

In ground pool $250.00
Above ground pool $ 75.00, except that no building permit is required for above ground pool less than 24" deep and less than 5,000 gallon capacity

FENCES AND WALLS

No building permit required. (Zoning permit needed)

ROOFING

RESIDENTAL

$50.00 PER dwelling unit

COMMERCIAL

One percent (1%) of construction cost or $50.00, whichever is greater.

SIDING AND REFACING

$45.00 or one percent (1%) of construction cost, whichever is greater.

SOLID FUEL BURNING STOVES

$30.00 for installation of stove

Report of flue inspection and/or repair of flue are required by approved professional inspector.

UNDERGROUND / ABOVE GROUND STORAGE TANKS

RESIDENTAL

$ 50.00 UP TO 250 GALLONS
$100.00 OVER 250 GALLONS

NON-RESIDENTAL

$200.00

DEMOLITION

Structures up to 500 square feet	$50.00
Structures over 500 square feet, up to 1,000	$85.00
Structures over 1,000 square feet, up to 2,000 sq. Ft	$200.00
Structures over 2,000 square feet	$350.00

Note: Proof of rodent extermination and proof that all utilities are properly disconnected or capped is required.

OTHER FEES AND LICENSES

GAMING LICENSES

$100.00 per machine

DRIVEWAYS

Requires zoning permit, refer to applicable fee section

Expansion of parking lot facilities requires the submission of a site development plan

REAL ESTATE CERTIFICATION

$50.00

NON-CONFORMING USE CERTIFICATE

$75.00

OCCUPANCY PERMITS

Residential	$50.00 per unit
Non-residential	$75.00 per unit

TEMPORARY STRUCTURES PERMIT

COMMERCIAL TRAILER USE (63a)

$75.00 for each 3 month period

CONSTRUCTION TRAILER USE (61)

$75.00 for the first 6 month period
$25.00 for each 3 month period thereafter

ACCESSORY USE STRUCTURE

$75.00 for first 3 month period

SIGN PERMITS

PARALLEL AND PROJECTING SIGNS

UP TO 6 SQ. FT.	$ 50.00
6 TO 25 SQ. FT	$ 75.00
25 TO 50 SQ. FT.	$100.00
OVER 50 SQ. FT	$3.50/ SQ. FT.

FREE STANDING SIGNS

UP TO 6 SQ. FT.	$ 60.00
6 TO 25 SQ. FT	$ 80.00
25 TO 50 SQ. FT.	$125.00
OVER 50 SQ. FT	$5.00/ SQ. FT

VEHICULAR SIGNS (AS THE ONLY FREE-STANDING SIGN)

$150.00

TRANSIENT RETAIL LICENSES

1 WEEK	$50.00
1 MONTH (RENEWABLE TO 3 MONTHS)	$75.00/MO.

SOLICITING PERMITS

$ 50.00 PER DAY
$ 75.00 PER WEEK
$150.00 PER MONTH
$350.00 PER YEAR

ZONING HEARING BOARD APPLICATIONS

RESIDENTAL	$550.00
NON-RESIDENTAL	$850.00

Note: Each additional hearing date is $300.00 for the same application, which needs to be paid prior to the scheduled hearing date.

FIRE SAFETY INSPECTION

LESS THAN 2,000 SQ. FT.	$35.00 PER YEAR
2,000 SQ. FT. TO 4,000 SQ. FT	$50.00 PER YEAR
4,001 SQ. FT. TO 12,000 SQ. FT.	$100.00 PER YEAR
12,001 SQ. FT. TO 20,000 SQ. FT	$200.00 PER YEAR
20,001 SQ. FT. AND ABOVE	$250.00 PER YEAR

There is no charge for the first re-inspection. Each additional re-inspection is $35.00 until compliance.

ELECTRICAL PERMITS

RESIDENTAL

$50.00 for the first $1,000 or fraction of the job. $12.00 for each additional $1,000 or fraction of cost of job. $30.00 plan review, plus cost of engineer's services

NON-RESIDENTAL

$60.00 for the first $1,000 or fraction of job. $30.00 for each additional $1,000 or fraction thereof. $100.00 plan review, plus cost of engineer's review.

ELECTRICIAN REGISTRATION FEES

ELECTRICAL CONTRACTOR	$85.00 PER YEAR
CHIEF PLAN ELECTRICIAN	$85.00 PER YEAR
JOURNEYMAN ELECTRICIAN	$45.00 PER YEAR
APPRENTICE ELECTRICIAN	$35.00 PER YEAR

ELECTRICAL UNDERWRITER LICENSE

$100.00 PER YEAR

PLUMBING PERMITS

RESIDENTAL

$60.00 PLUS $10.00 PER FIXTURE

NON-RESIDENTAL

$120.00 PLUS $15.00 PER FIXTURE

PLUMBER REGISTRATION FEES

MASTER	$85.00
JOURNEYMAN	$45.00
APPRENTICE	$35.00

CONTRACTORS LICENSE

$85.00 PER YEAR

HVAC / HARV PERMITS

RESIDENTAL	$100.00
NON-RESIDENTAL	$200.00

WELL PERMITS

RESIDENTAL	$50.00
NON-RESIDENTAL	$75.00

ACT 287 PERMITS

UTILITY COMPANIES	$50.00

NON-RESIDENTIAL FIRE ALARM PERMIT

$75.00 (Plan required)

SPRINKLER SYSTEMS

NEW CONSTRUCTION

$200.00 plus $1.00 per sprinkler head

EXISTING BUILDINGS

$50.00 for the first 3,000 sq. Ft. Plus $10.00 for each additional 2,000 sq. ft. or fraction thereof.

ADULT BUSINESS PERMIT APPLICATION FEE

$250.00

SUBDIVISIONS AND LAND DEVELOPMENTS

SKETCH PLAN

	NON REFUNDABLE FILING FEE	REFUNDABLE ESCROW DEPOSIT
1 TO 9 LOTS	$300.00	NO FEE
10 OR MORE LOTS	$500.00	NO FEE

PRELIMINARY AND FINAL PLAN

	NON REFUNDABLE FILING FEE	REFUNDABLE ESCROW DEPOSIT
RESIDENTAL		
1 TO 2 LOTS / UNITS	$500.00	$4,000.00
3 TO 10 LOTS / UNITS	$1,000.00	$8,000.00
11 TO 25 LOTS / UNITS	$1,500.00	$9,000.00
26 TO 50 LOTS / UNITS	$2,000.00	$10,000.00
51 TO 75 LOTS / UNITS	$2,500.00	$10,000.00
76 TO 100 LOTS / UNITS	$3,000.00	$10,000.00
OVER 100 LOTS / UNITS	$3,500.00	$12,000.00
COMMERCIAL		
1 TO 2 LOTS / UNITS	$1,000.00	$8,000.00
3 TO 10 LOTS / UNITS	$1,500.00	$10,000.00
11 TO 25 LOTS / UNITS	$2,000.00	$12,000.00
26 TO 50 LOTS / UNITS	$2,500.00	$12,000.00
51 TO 75 LOTS / UNITS	$3,000.00	$12,000.00
76 TO 100 LOTS / UNITS	$3,500.00	$12,000.00
OVER 100 LOTS / UNITS	$4,000.00	$12,000.00
INDUSTRIAL		
1 TO 2 LOTS / UNITS	$1,500 00	$8,000.00
3 TO 10 LOTS / UNITS	$2,000.00	$10,000.00
11 TO 25 LOTS / UNITS	$2,500.00	$10,000.00
OVER 25 LOTS / UNITS	$3,000.00	$12,000.00

SHOPPING CENTER

1 TO 9 LOTS / UNITS	$3,000.00	$10,000.00
10 TO 25 LOTS / UNITS	$4,000.00	$12,000.00
OVER 26 LOTS / UNITS	$5,000.00	$12,000.00

OTHER LAND DEVELOPMENT ADDITIONS TO NON RESIDENTAL STRUCTURES.

Up to 2000 sq. ft.	$750.00	$8,000.00
2001 – 5000 sq. ft.	$1,000.00	$8,000.00
Over 5000 sq. ft.	$1,500.00	$8,000.00

REFUNDABLE ESCROW AMOUNT FOR PRELIMINARY AND FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS

The Upper Southampton Township Board of Supervisors, in the exercise of its responsibilities, may call upon the services of consultants for engineering, legal service, site design, traffic design, landscape architecture and such other consultants as may be necessary for the review of subdivision and/or land development. A 15% administrative charge shall be added to all applicable fees and deducted from the refundable escrow deposit. Any unused portion of the refundable escrow deposit shall be returned to the applicant. Applicant is required to enter into a professional service agreement.

In the event these costs deplete the escrow fund in excess of 80% of the original refundable escrow deposit, and it seems likely that costs will run in excess of the unused portion, the township reserves the right to require an additional escrow deposit up to the original refundable escrow amount. This escrow amount shall be paid when requested before further review of the proposed development plan. At the time of each filing, applicant's planner, architect and/or engineer shall certify that the submission is complete and in a form acceptable for review.

SITE DEVELOPMENT PLANS

	NON REFUNDABLE FILE FEE	REFUNDABLE ESCROW DEPOSIT
RESIDENTAL	$200.00	$1000.00
NON RESIDENTAL	$500.00	$3000.00

Note: The Upper Southampton Township Zoning Officer, in the exercise of his responsibilities, may require the submission of a site development plan in lieu of a zoning permit application when it is determined that the services of engineering, legal, and other consultants are necessary for adequate and thorough review of a development plan. A 15% administrative charge shall be added to all applicable fees and deducted from the refundable escrow deposit. Any unused portion of the refundable escrow deposit shall be returned to the applicant. Applicant is required to enter into a professional service agreement.

In the event these costs deplete the escrow fund in excess of 80% of the original escrow deposit, and it seems likely that costs will run in excess of the unused portion, the township reserves the right to require an additional escrow deposit up to the original escrow amount. This escrow deposit shall be paid when requested before further review of the proposed development. Any unused portion of the refundable escrow will be returned to the applicant.

CHANGE OF NON-CONFORMING USE APPLICATION

NON REFUNDABLE FILING FEE	REFUNDABLE ESCROW DEPOSIT
$500.00	$1500.00

CURATIVE AMENDMENT APPLICATION

NON REFUNDABLE FILING FEE	REFUNDABLE ESCROW DEPOSIT
$1000.00	$2500.00

CONDITIONAL USE APPLICATION

NON REFUNDABLE FILING FEE	REFUNDABLE ESCROW DEPOSIT
$500.00	$1500.00

Note: The refundable escrow deposit for change of non-conforming use application, curative amendment application, and conditional use application is to cover the cost of publishing required notices and all other expenses incurred by the township incidental to the hearing. In the event these costs deplete the escrow fund in excess of 80% of the original escrow deposit and costs seem to indicate that additional deposits will be required, the township reserves the right to require additional escrow deposit up to the original escrow amount. This additional escrow amount shall be paid prior to the

public hearing as set forth in the public notice. If the expenses do not exceed the escrow deposit fee, the balance will be refunded to the applicant. Furthermore, every applicant shall be responsible for any costs incidental to such application including legal, engineering and stenographic fees. A 15% administrative charge will be added to all fees and costs. Any unused portion of the refundable escrow will be returned to the applicant. Applicant is required to enter into a professional service agreement.

PROFESSIONAL SERVICE FEE

REFUNDABLE ESCROW DEPOSIT

$500.00

Note: This fee is applicable whenever engineering, legal or other professional review of an application is necessary, and the cost for such review is not covered under any other section of this resolution. Requires entering into a professional service agreement.

STREET OPENING PERMITS

NON REFUNDABLE FILING FEE	REFUNDABLE ESCROW DEPOSIT
$300.00	$2000.00

Note: An escrow deposit shall be submitted with all street openings to guarantee the satisfactory restoration of the roadway, and other disturbed areas within the public right-of-way. The escrow deposit will be fully refundable only after an inspection had been conducted by an authorized township official to determine that the proper restoration had been accomplished. In the event that an inspection yields deficiencies in restoration of the roadway or other public improvements within the legal right-of-way, the township reserves the complete said restoration in a satisfactory manner. The applicant shall be responsible for any charges in excess of the original escrow amount. A 15% administrative charge will be added to all fees and costs. Any unused portion of the escrow deposit will be refunded to the applicant.

MISCELLANEOUS FEES AND CHARGES

CODE OF ORDINANCES	$150.00
ZONING OFDINANCE BOOKLET	$ 30.00
SUBDIVISION & LAND DEVELOPMENT ORDINANCE BOOKLET	$ 30.00
COMPREHENSIVE PLAN	$ 25.00

POLICE REPORTS	$ 25.00
REPORTABLE TRAFFIC ACCIDENTS	$ 15.00
STREET MAP	$ 3.00
ZONING MAP	$ 3.00
FLOODPLAIN MAP	$ 3.00
COPIES	$ .25 PER PAGE
FIRE REPORT (INVESTIGATIVE)	$ 35.00
PHOTOGRAPHIC COPIES	$ 1.00 EACH

PREVIOUS RESOLUTIONS:

RESOLUTION # 90-6	APRIL 3, 1990
RESOLUTION #90-10	APRIL 17, 1990
RESOLUTION # 91-19	DECEMBER 17, 1991
RESOLUTION # 92-1	FEBRUARY 4, 1992
RESOLUTION # 93-7	FEBRUARY 2, 1993
RESOLUTION # 96-18	DECEMBER 17, 1996

Be IT RESOLVED AND ENACTED, this 1st day of April, 2003.

BOARD OF SUPERVISORS
UPPER SOUTHAMPTONTOWNSHIP

Lola Biucklans, Chairperson

ATTEST:

Walter C. Stevens, Secretary